

March 24, 2005

Mr. David Graham
City of Chicago, Department of Environment
30 North LaSalle, 25th Floor
Chicago, IL 60602

Subject: Site Status
West Pullman Industrial Redevelopment Area
Study Area No. 7 – Ingersoll Products Corporation
1000 West 120th Street
Chicago, Illinois

Dear Mr. Graham:

On November 1, 2004, on behalf of the City of Chicago, Department of Environment (CDOE), Tetra Tech EM Inc. (Tetra Tech) conducted a walkthrough of the remaining accessible structures at the above-referenced property. During the walkthrough, Tetra Tech observed the condition of the remaining structures and the presence of potential asbestos containing materials (ACM), potentially polychlorinated biphenyl (PCB) containing oil, existing transformers, and oil and sludge pits.

The building on the eastern half of the property had been significantly damaged by the fire and was unstable. The roof was damaged and caved in at some locations. The building was unsafe due to the damaged roof.

Potential ACM was observed in each of the separate rooms of the buildings. The former administration areas referred to on the floor plans as Buildings 111, 112, 113, and part of 114 were completely destroyed by the fire and subsequent demolition activities; however, in these building areas, potential ACM floor tile remained on the open ground in extremely damaged and friable condition. All of the potential ACM was extremely deteriorated, damaged, and friable. Much of the potential ACM had fallen from overhead piping runs to the floors of the structures.

Tetra Tech inspected the areas of former transformers and noted that all of the transformers had been removed except for one to three located at area 10. Significant oil staining was observed on the floor at each former transformer location. In addition, at area 9, a large oil spill was present on the floor of Building 515 just west of the former transformer location. Oil at this transformer location has been tested by others and found to contain 300,000 parts per million of PCBs.

Manholes observed inside the buildings contained oil and sludge. Building 920 was a small garage with a large overhead door and a wooden floor. The wooden floor was significantly damaged, and a large amount of oil was visible under the floor. Manholes on the outside of Building 920 contained oil. Large pits (about 9 x 9-feet) with significant oil staining and oily sludge were observed in Buildings 912, 924, 1012, and 1014. Large ovens containing potential ACM bricks were observed in Buildings 515 (one oven) and 924 (five ovens).

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Due to the structural instability of the building on the eastern half of the property, the presence of significantly damaged potential ACM floor tile and insulation falling from piping runs, and potentially PCB containing oil spills on the floor, the Ingersoll buildings in their present condition pose a significant hazard to safety and health. The stability of the buildings should be assessed by a structural engineer before transformer or ACM removal actions are conducted.

During the November 2004 site walkthrough, unauthorized brick scavengers were observed in building 1018 taking down the brick walls.

On February 3, 2005, Tetra Tech observed the exterior of the site. A chain link fence was present around the southern portion of the property. However, vehicle tracks in the snow were observed entering the southwestern gate of the property. Thus, it appears that trespassers are still entering the property, and are potentially exposed to unsafe and hazardous conditions.

Tetra Tech appreciates the opportunity to assist CDOE with this property. If you have any questions about the walkthrough, please call me at (312) 946-6411.

Sincerely,

Carol Nissen
Environmental Engineer

Enclosure

ENCLOSURE

FIGURE

(One Sheet)

